



Flat 2/3, 895 Dumbarton Road  
Glasgow | G11 6NA

pattison&co



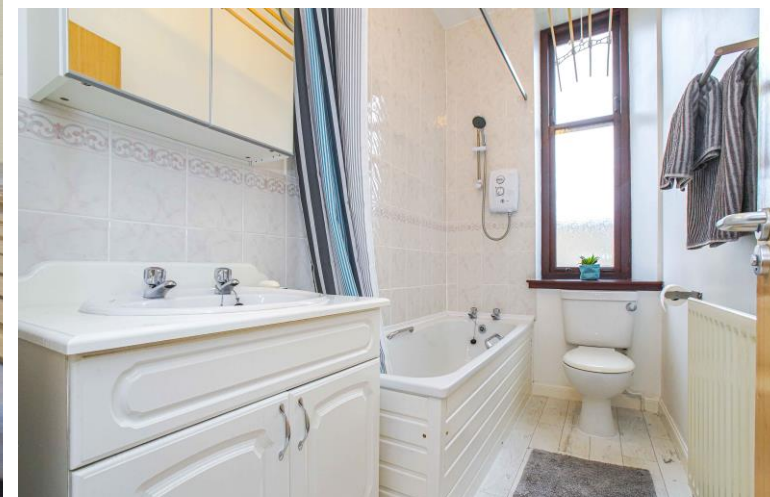
Offers Over £110,000



**Flat 2/3, 895 Dumbarton Road, Glasgow, G11 6NA**

This is a bright and well presented one bed flat within a traditional red sandstone Tenement on popular Dumbarton Road. This charming flat offers spacious and flexible accommodation and is well suited to a range of buyers including first time buyers and buy to let investors. The property enters by a warm and welcoming hallway giving access to all apartments. The living room benefits from traditional bay window allowing for maximum light exposure and benefits from a shelved alcove feature. The kitchen includes wall and floor mounted units with space for white goods such as washing machine and fridge/freezer, which can be left in the property upon request. The well sized bedroom provides space enough for a large double bed and again features a shelved alcove, a design feature continued from the living room. The double height window within the bedroom ensures that the room is a bright and welcoming place to relax. The property further benefits from multiple storage areas, with two storage cupboards within the hallway and an integrated wardrobe within the bedroom. The bathroom includes a three piece suite and boasts neutral décor. The property specification includes timber sash and case double glazed windows and gas central heating. Externally, there is a very well maintained communal garden area to the rear. The property is in close proximity to Byres Road where you will find all usual amenities such as bars, shops and restaurants and Glasgow University and the Queen Elizabeth Hospital is a just a short 10 minute car journey away. The property is well served by transport links with being only a few minutes away from Kelvinhall and Partick stops on Glasgow's Subway and also Partick Train Station. Furthermore, the M8 Motorway network also connects Glasgow to the central belt with ease.





All room measurements are taken from the longest and widest points:-

Hallway: 2.50m x 2.60m

Living Room: 3.20m x 5.20m

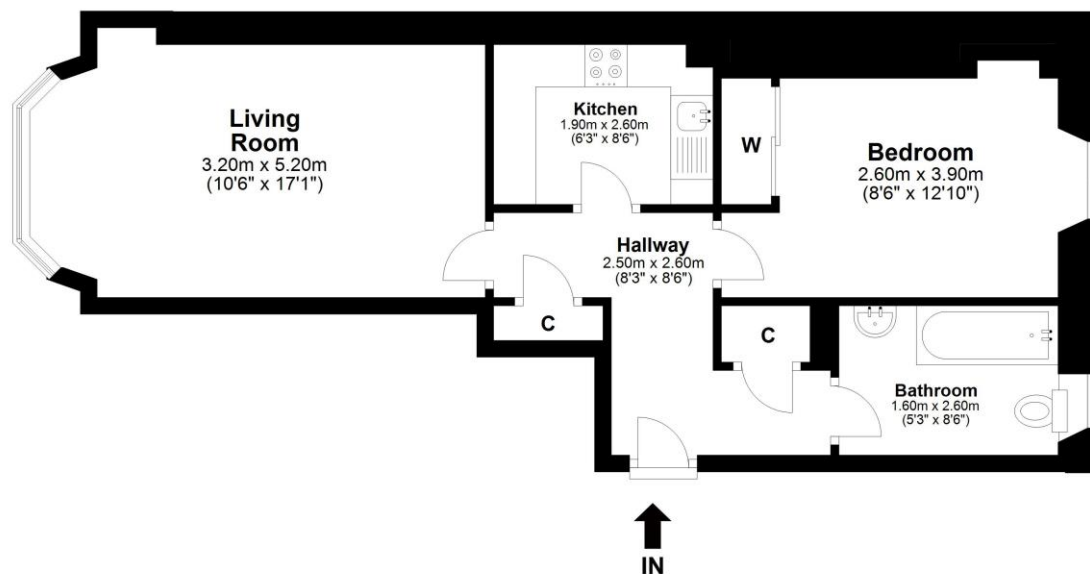
Kitchen: 1.90m x 2.60m

Bedroom: 2.60m x 3.90m

Bathroom: 1.60m x 2.60m



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Total area: approx. 45.3 sq. metres (487.9 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.